

TOWN OF LANCASTER
PLANNING BOARD
Lancaster Community Center
Monday, January 11, 2016

Present: Jeanne Rich, Chair Phil Lawler, Vice-Chair; Victor Koivumaki and Tom Christopher

Absent: Frank Sullivan

Also Present: Noreen Piazza, Planning Director

Chair Jeanne Rich called the meeting to order at 7:00 PM.

Review, ANR Plan 280 Harvard Road, James and Marianne Brodrick

Present: James and Marianne Brodrick, Owners

The Boards reviewed the ANR Plan for the property titled, Plan of Land, located in Lancaster, MA, drafted by Gregory C. Wilson, G.C. Wilson Company, 55 Sterling Street, Clinton, MA 01510, dated December, 2015.

Chair Rich stated that the existing lot is 9.3 acres and located on a public way.

Ms. Marianne Brodrick stated that was correct and that they are looking to create a 2 acre lot for her daughter.

Mr. James Brodrick stated that the 2 acre lot will be created leaving 7 acres for the existing lot both will have town water and town sewer.

Mr. Koivumaki asked if there were any plans to create any more lots from the remaining 7 acres.

Mr. Brodrick stated that the remaining 7 acres will be a backland lot and that there are no plans to create any other lots on the property.

At 7:06 PM Mr. Phil Lawler made a motion to endorse the ANR plan for 280 Harvard Road. Mr. Victor Koivumaki seconded. No discussion. VOTE: 4-0-0.

Discussion – Soccer Parking, MYSA Old Union Turnpike

Present: Michael Baislon and Dick Threadgould, from Mass Youth Soccer Assoc. and Chief Ed Burgwinkel, Lancaster Police Department

Chair Rich stated that the Planning Board asked for MYSA to come in to the meeting to discuss the traffic on Route 70. Chair Rich stated that representatives from Prime Toyota have been in recently to speak with the Board regarding the issue and suggested a fence that would be built along the Prime Toyota property to try and eliminate drop offs and U-turns on Route 70.

Mr. Michael Baislon stated that he will speak to his Board regarding a fence. Mr. Baislon stated that he knows that there is an issue regarding U-turns and drop off along Route 70 and stated that the organization does their best to inform people that the entrance to the fields is on Old Union Turnpike and that there is no access on Route 70. Mr. Baislon went on to state that part of the issue is map quest and other sites have directions to Route 70 entrance not Old Union Turnpike.

The Board and Mr. Baislon had a brief discussion regarding parking on their property and the parking of cars on Prime Toyota's property.

Chief Burgwinkel stated that the only way to stop parents from dropping off their kids on Route 70 and making U-turns is to separate the two properties and eliminate the access from Prime to MYSA.

Mr. Baislon stated that he is willing to work with the Board on whatever it is they want done on the site and will bring the idea of a fence between Prime Toyota's property and MYSA's to his next Board meeting for them to discuss.

Chair Rich stated that the Board will continue the discussion at their meeting on February 22nd to allow Mr. Baislon to speak with the MYSA Board regarding a fence.

Continuation of Public Hearing, Definitive Subdivision Plan, Poras Realty Trust

Present: Wes Flis, Whitman & Bingham Associates, Peter Poras, Trustee and Scott Miller, Haley & Ward, Inc.

Chair Rich stated that the Board had some documents from Mr. Scott Miller from Haley and Ward regarding the project.

Mr. Scott Miller stated that he drafted water supply conditions to be attached to the decision for ground rules for the water system. Mr. Miller stated that draft gives the board some protection if a tank wanted to be installed and shared but both Eagle Ridge and Poras. Mr. Miller stated that the proposed subdivision current plan is for a booster pump.

Chair Rich asked where in Eagle Ridge dose the open space abut Chair Rich stated that during the flexible development approval the Board requested a 30 foot easement on the open space for possible water expansion to Eagle Ridge.

Mr. Wes Flis stated that the subdivision has a proposed booster pump that has approved calculations from the Towns engineer. The developer should not have to build a water tower that will service a hundred homes for the proposed 13 that are proposed.

Mr. Miller stated that the booster station will work to service the homes but is giving the draft conditions gives the Board the opportunity to plan for a water tower to service the two abutting subdivisions.

Mr. Koivumaki stated that the draft is just options for the area.

Mr. Miller stated that the draft just leaves open the opportunity, if the Poras subdivision is made a public way, for the town to build a water tower to service the two subdivisions if Eagle Ridge allows to help with the water in the area.

Chair Rich asked Mr. Flis if he spoke with the owners at Eagle Ridge about the possibility of constructing a water tower.

Mr. Flis stated that he was unable to since the Homeowners Association does not own the subdivision at this time, it is still owned by the Melanson's.

Mr. Koivumaki stated that he has some concern voting on the subdivision without knowing the cost difference for the construction of a water tank and the booster pump.

Mr. Flis stated that if the Board has concern with the booster pump the plans can be changed to include wells and a fire cistern for the development, but stated that there is enough water on George Hill Road to service the development and the booster pump would just be used for fire purposes. Mr. Flis went on to state that at the last meeting the Board had asked for an easement for the possibility of a future tank which the owner has no issue with allowing. Mr. Flis went on to state that the owner should not be forced to construct a water tank to service 150 additional homes when he is only looking to build 13.

The Board held a discussion regarding the building of a water tank on the Eagle Ridge property.

Mr. Miller stated that he drafted the water supply conditions to add language to the decision that will allow the Board to build a water tank if possible by developer or if the project is made public.

At 8:48 PM Mr. Victor Koivumaki made a motion to approve the Definitive Subdivision Plan with the addition of Mr. Miller's draft to the decision. Mr. Thomas Christopher seconded. No discussion. VOTE: 3-0-1. Mr. Victor Koivumaki abstained.

At 8:50 PM Mr. Thomas Christopher made a motion to close the public hearing for the Definitive Subdivision Plan for Poras Realty Trust. Mr. Phil Lawler seconded. No discussion. VOTE: 4-0-0.

Signatures - Flexible Development, Poras Realty

The Board signed the flexible development special permit for Poras Realty that was approved at the December 14th meeting.

General Business

The Board reviewed the following information, Minutes from November 23, 2015 meeting, December 14, 2015 meeting and December 28, 2015.

The Board reviewed the minutes from November 23, 2015 meeting.

At 8:53 PM Mr. Phil Lawler made a motion to accept the minutes from the November 23, 2015 meeting as written. Mr. Thomas Christopher seconded. No discussion. VOTE: 4-0-0.

The Board reviewed the minutes from December 14, 2015 meeting.

Mr. Victor Koivumaki had some corrections to the minutes.

At 8:54 PM Mr. Victor Koivumaki made a motion to approve the minutes as amended. Mr. Thomas Christopher seconded. No discussion. VOTE: 4-0-0.

The Board reviewed the minutes from the December 28, 2015 meeting.

At 8:55 PM Mr. Phil Lawler made a motion to accept the minutes from the December 28, 2015 meeting as written. Mr. Victor Koivumaki seconded. No discussion. VOTE: 3-0-1, Mr. Thomas Christopher abstained.

Review, Eagle Ridge Subdivision

Present: Wes Flis, Whitman and Bingham Associates; Scott Miller, Haley and Ward, Inc. and a number of area residents

Chair Rich mentioned to Mr. Miller that he Board has two copies of the final plans to sign but no mylar and asked if the plans needed to be recorded.

Mr. Wes Flis stated that the as-built plans do not need to be recorded at the registry of deeds.

Chair Rich asked Ms. Noreen Piazza if Town Counsel reviewed all the deeds and easements for the development.

Ms. Piazza stated that the deeds and easements are not final at this time. She stated that the Conservation Commission still needs to review and accept the wildlife easements and possibly the vegetation easement. Ms. Piazza stated that a town meeting vote is also needed to accept the easements as a public way; Ms. Piazza stated that there is still time to get the item added to special town meeting.

Chair Rich asked if there was anything else that still needed attention regarding the project.

Ms. Pizza stated that the tri-party agreement will need to be amended to allow for the \$10,000 for the construction of the crossing and also for the money to be given to the Homeowners Association for a maintenance account.

Chair Rich informed those present that the Board will be signing the as-built plans for the subdivision that Mr. Gary Melanson will still be involved in the project until the deeds and easements are finalized and the tri-party agreements is closed.

The Board signed the as-built plans for the subdivision.

Continuation of Discussion, Reclamation Permitting

This discussion is continued to the next meeting on January 25, 2016.

There being no further business to come before the Board, the meeting adjourned at 9:39 PM.

Respectfully submitted,

Heather Hampson
Office Manager

